



TO LET

3 Bed Semi-Detached House in Charnor Road, Leicester LE3 6LJ

£1,100 pcm



PROPERTY FEATURES

- Available immediately
- Semi-detached home in superb condition
- Spacious and bright lounge
- Modern, updated kitchen/diner
- Recently re-fitted family bathroom
- Two bedrooms with fitted storage
- Low-maintenance front & rear gardens
- Insulated outdoor room ideal as a home office
- Two useful brick-built stores
- Please call to view!



FULL DESCRIPTION

A well-presented three-bedroom semi-detached home offered in superb condition and available immediately. The property features a spacious lounge and a modern, updated kitchen/diner, ideal for both everyday living and entertaining. Upstairs are three well-proportioned bedrooms, two benefiting from fitted storage, along with a recently re-fitted family bathroom. Externally, the property offers a front garden and a low-maintenance rear garden, complete with two brick-built stores and an additional insulated outdoor room, perfect for use as a home office or hobby space. AGENTS NOTE: There is currently no off road parking. The owner is seeking planning advice with the council to have a drop kerb for access, but this is not guaranteed).



SUMMARY & MATERIAL INFORMATION

- Price : £1,100 per calendar month
- Deposit : £1,385
- Length of tenancy : Long term
- Council tax band : A
- Council tax rate : £1,685.83 per annum
- Maximum number of occupants : 4



Please note: as part of our service to the landlord, we are required to meet all potential tenants. For your application to be considered by the landlord, all adult applicants must attend any arranged viewing.

- Property type: semi-detached house
- Property construction: Brick with tiled roof
- Number and types of room: Please refer to floorplan
- Electricity supply: Mains
- Water supply: Mains
- Sewerage: Public sewer
- Heating: Gas boiler, gas central heating
- Broadband: Fibre broadband
- Mobile signal / coverage: refer to Ofcom
- Parking: On street
- Building safety: No known hazards





- Restrictions : N/A
- Rights and easements : No known
- Coastal erosion risk: None
- Planning permission: No known planning
- Accessibility/Adaptations : N/A
- Coal field or mining area : No direct impact

LIST OF FEES & REDRESS INFORMATION

Please find a link below to a list of relevant fees charged to tenants in relation to the services we provide:

<https://phillipsgeorge.co.uk/wp-content/uploads/2025/04/Tenant-fees-schedule-PG-logo-display-and-website.pdf>

Please find a link below to a list of relevant fees charged to landlords in relation to the services we provide:

<https://phillipsgeorge.co.uk/wp-content/uploads/2025/04/Landlord-fees-schedule-V3.4-PG.pdf>

Phillips George are proud to be members of the Property Ombudsman which acts as a government approved redress scheme and can be contacted via <https://www.tpos.co.uk>

DISCLAIMER & IMPORTANT INFORMATION

Phillips George Sales & Lettings for themselves and the landlords of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of fact and do not constitute any part of an offer or a contract. Potential tenants must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The landlords do not make or give and neither do Phillips George Sales & Lettings (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

None of the services, systems or appliances listed or shown in this specification have been tested by us and no guarantee as to their operating ability or efficiency is given. All floor plans and dimensions have been provided as a guide for prospective tenants only, and should not be relied on as a true representation.

Current money laundering regulations require us to confirm the proof of identity together with other information of anyone intending to let the property. We ask for your co-operation in providing the necessary documentation in order to avoid delays in agreeing the let.

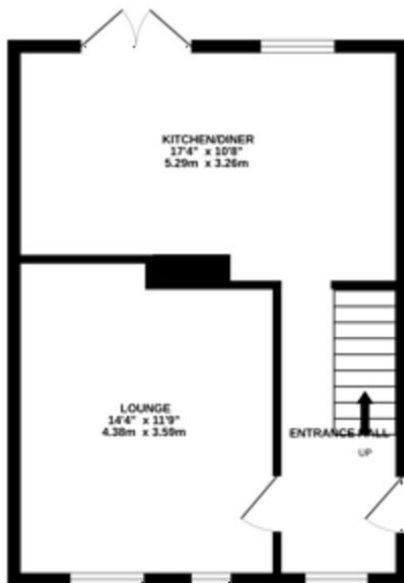




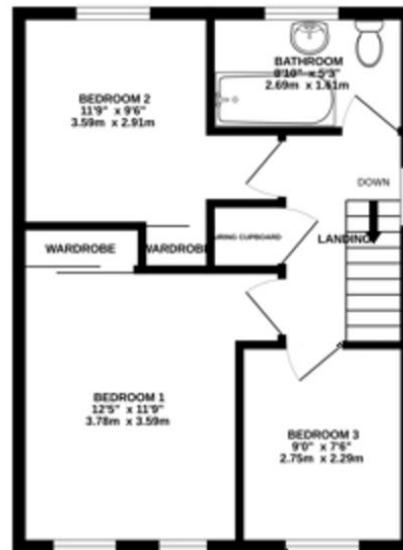
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	72	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

